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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY Fe

April 19, 2012

VIA HAND DELIVERY

Charles Danger, Director
Miami-Dade County Department of
Permitting, Environment and Regulatory Affairs
Eleventh Floor
111 N.W. First Street
Miami, Florida 33128

Re: *Variety Children's Hospital, a Florida non-profit corporation, doing business as Miami Children's Hospital*

Property Location: 3200 SW 60 Court, Miami-Dade County, Florida

Folio Numbers: 30-4013-009-0140

LETTER OF INTENT

Dear Mr. Danger:

This correspondence shall serve as the letter of intent to the attached application for a substantial compliance determination in accordance with Section 33-310.1(A)(I) of the Miami-Dade County Code ("Application"). The applicant, Variety Children's Hospital, a Florida non-profit corporation, doing business as Miami Children's Hospital ("Applicant"), respectfully requests a determination that development plans attached hereto, as prepared by Perkins + Will and entitled "ED Addition/Renovation – Miami Children's Hospital", substantially comply with the hearing plans approved by the Miami-Dade County Board of County Commissioners in Resolution No. Z-23-07.

The development proposal that is the subject of this Application is a proposed one story addition to serve as the emergency department for Miami Children's Hospital, which is depicted and described on the development plans attached hereto as Building #22. All remaining improvements depicted on the development plans, which include other unrelated buildings,

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parking garages, internal drives, and landscaping areas, have been reviewed and approved pursuant to Miami-Dade County Resolution No. Z-23-07 and Substantial Compliance Approval No. D2010000024. Those previously approved improvements to the hospital campus are depicted and described on the attached development plans exactly as approved. No modifications, additions or deletions are proposed to the approved development plans in this Application other than the proposed one-story emergency department.

1. The Emergency Department Building

The proposed emergency department is a one-story building comprising approximately 20,740 square feet of floor area to be located at the center of the hospital campus and in the same location of the existing emergency department, albeit with a different design and configuration. The emergency department will be located adjacent to the approved critical care bed tower and existing medical office building on the hospital campus. The positioning of the emergency department at this location is necessary to provide for interconnectivity with short travel distances between the emergency services and the critical-care bed tower.

Traffic flow on campus will be unchanged by this Application. Drop-off and pick-ups at the one-story emergency department will be served by the existing traffic circle located at the center of the campus, which currently serves as the drop-off and pick-up location for the existing emergency department. Parking of vehicles will be available on site within the existing parking garage buildings.

Furthermore, the proposed emergency department fully complies with the maximum and minimum building calculations approved as part of the 25-year Master Plan Development Program in Miami-Dade County Resolution No Z-23-07. Below is an example of how the current plans comply with Resolution No Z-23-07, utilizing some of the more general calculations:

<u>Regulated Component</u>	<u>Required/Approved</u>	<u>Provided</u>
Off-Street Parking	992	2,579
F.A.R.	up to 90%	84%
Lot Coverage	525,736 sq. ft.	486,261 sq. ft.

Building Coverage	980,875 sq. ft.	941,222 sq. ft.
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The proposed emergency department will also be designed in an architectural style that will mimic the approved critical-care tower. The architecture will represent a contemporary style with the incorporation of glass elements and clean/simple building lines.

2. Compliance with Section 33-310.1(A)(I), Miami-Dade County Code

Section 33-310.1(A)(I), Miami-Dade County Code, provides that the director shall approve an application to modify or eliminate a condition or part thereof, or a restrictive covenant or part thereof, where it is demonstrated that the proposed modification or elimination will result in substantial compliance with the previous zoning action regarding a site plan provided that there is compliance with applicable criteria. The Application fully complies with the applicable criteria, which is more particularly described below.

A. Development density and Intensity have not materially changed, in that:

1. The number of buildings shall not increased by more than 10%;

The Application does not seek to increase the number of buildings approved by Resolution No. Z-23-07.

2. The number of stories is the same or fewer.

The Application does not seek to increase the number of stories approved by Resolution No. Z-23-07.

3. The height of the building(s) is the same or less;

The Application does not seek to increase the height of any buildings approved by Resolution No. Z-23-07.

4. The number of units is the same or fewer;

The Application does not seek to increase the number of hospital beds approved by Resolution No. Z-23-07.

5. The lot coverage and floor area ratio are the same or less;

The Application does not seek to increase the lot coverage or floor area ratio above that which was approved by Resolution No. Z-23-07.

6. The number of bedrooms and corresponding parking spaces may be increased or decrease by as much as 10%, based on the entire plan, provided the plan complies with all other requirements of this subsection and of this chapter; and

The Application does not seek to increase the number of hospital beds approved by Resolution No. Z-23-07.

7. Density of intensity (floor area ratio) may be transferred from one building to another or from stage of development to another, provided that the total floor area ratio is not changed.

The Application does not seek to increase the floor area ratio above that which was approved by Resolution No. Z-23-07.

B. Design has not materially changed, in that:

1. The roadway patterns, particularly ingress-egress points, are in the same general location as shown on the original plans, and are no closer to the rear or interior side property lines than shown on the original plans;

The ingress and egress points are in the same location as that which was approved by Resolution No. Z-23-07. The hospital loop road approved by Resolution No. Z-23-07, which is to serve as the primary on-site traffic circulation pattern, also remains unchanged.

2. The parking area is in the same general location and configuration;

The locations and configurations of the parking garages are not altered by the Application. Surplus surface parking spaces have been slightly modified to accommodate the emergency room, as depicted and described on the development plans attached hereto.

3. The building setbacks are the same or greater distance from perimeter property lines, except that the building setbacks for detached single family development; zero lot line, row house, townhouse and cluster development may also be decreased, provided that such decrease is limited such that the resulting setback distance will be the greater of either (a) The underlying zoning district regulations, or (b) Any condition or restrictive covenant regulating the setback for which a substantial compliance determination is sought;

The application does not seek to alter any of the perimeter building setbacks approved by Resolution No. Z-23-07.

4. The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect;

The location or configuration of the landscaped open space is in the same general location and configuration as was approved by Resolution No. Z-23-07.

5. The proposed perimeter walls and/or fences are in the same general location and of a comparable type and design as previously approved;

This standard is not applicable to the Application.

6. Elevations and renderings of buildings have substantially similar architectural expressions as those shown on the approved plans;

The majority of elevations and renderings of buildings are unchanged by the Application. The sole change concerns the emergency building, which provides for a superior architectural expression with the incorporation of a contemporary style of architecture including glass elements and clean and simply building lines.

7. Recreational facilities, if shown on plans approved by a prior zoning action, either remain the same or are converted from one recreational use to another;

Recreation facilities approved by Resolution No. Z-23-07 are not changed by this Application.

8. If recreational facilities were not shown in the approved plans, they may be added, provided there no increase in lot coverage or decrease in required open space and such facilities are located internally within the proposed development;

Recreation facilities approved by Resolution No. Z-23-07 are not changed by this Application.

9. If a variance for signage has been granted, the proposed sign(s) is no greater in size and is placed in the same general location on the site as approved by zoning action. An entrance sign location may be moved the same proportional distance as a relocated entrance drive;

This standard is not applicable to the Application.

10. The proposed changes do not have the effect of creating any noncompliance or nonconformity with the strict application of the zoning code that were not previously approved at public hearing, or of expanding the scope of existing variances, alternative site development options, or other approvals pursuant to alternative development standards such that they would differ to a greater degree from the strict application of the zoning code;

This standard is not applicable to the Application.

Charles Danger, Director
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11. Additional out-parcels may be added where: (a) There is no increase in the project's total floor area ratio or lot coverage; (b) There is no reduction in the total amount of landscaped open space; and (c) Addition of the out-parcel does not result in noncompliance with any other provision of this subsection on any other portion of the subject property.

This standard is not applicable to the Application.

12. Reductions in the number of parking spaces on the site are permitted if sufficient parking spaces are provided to satisfy the requirements of this code.

The Application proposes 2,579 off-street parking spaces where 992 are required.

- C. **The slope of any lake for which a modification is requested complies with §33-16 and all other applicable provisions of this code.**

This standard is not applicable to the Application.

We thank you for your consideration and respectfully request your approval of the Application.

Very truly yours,



William W. Riley

WWR:wwr